



Fully Managed

Monthly management commission 12% + VAT 14.4% inc. VAT of gross rent each month.

Setting up fee of £450 + VAT £540 inc. VAT when a Tenant enters the property.

Rental guarantee fee of £37.50 + VAT or £45 inc. VAT monthly. *

Tenancy deposit fee £25 + VAT £30 inc. VAT Administration charge per annum. **

Referencing fee £125 + VAT £150 inc. VAT when a Tenant enters the property.

Rent Collection Only

Monthly management commission 7% + VAT 8.4% inc. VAT of gross rent each month.

Setting up fee of £450 + VAT £540 inc. VAT when a Tenant enters the property.

Rental guarantee fee of £37.50 + VAT or £45 inc. VAT monthly *

Tenancy deposit fee £25 + VAT £30 inc. VAT Administration charge per annum. **

Referencing fee £125 + VAT £150 inc. VAT when a Tenant enters the property.

Letting Only Fees

Setting up fee of three weeks of the monthly rent + VAT inc. when a Tenant enters the property.

Referencing fee £125 + VAT £150 inc. VAT when a Tenant enters the property.

Inventory fee £200 + VAT £240 inc. VAT***

Anti-Money Laundering (AML) Checks - All listings are also subject to the following charges .

AML Fees	
Landlord Check	£10 (£8.33 net) per person
Tenant Check	£10 (£8.33 net) per person – chargeable on move in
Proof of Ownership	£7 (£5.83 net)

*Rents up to £2,500 pcm, rents £2,501-£3,000 are £50.40 inc vat and all rents over are 2.52% of monthly rent inclusive of IPT (Insurance Premium Tax which is currently 12%)

** No deposit fees for deposits currently held in TDS Custodial scheme, does not apply to new business

*** Please be advised the cost of an Inventory for four bedrooms and above and all part/fully furnished properties is £300 inc. VAT.

Relet Business

All fees in red on managed & rent collect are mandatory, all other fees are negotiable based on client retention but no less than what they are currently paying.

First month's rent guaranteed

If the first month's rent isn't paid after a tenancy is signed, you can now claim immediately - without impacting future claims.

Section 13 protection

If a tenant disputes a valid Section 13 rent increase, the policy will cover the difference between the previous and new rental amounts for up to six months, or until a First-tier Tribunal decision. **Please note that exclusive to Lomond, if the tribunal rules that the rent cannot be increased, landlords will not have to pay the increased amount.**

£1,000 property damage cover

This has increased from £250 to £1,000, which in many cases provides double the cover of a traditional deposit.

Increased accommodation and storage costs

To support landlords during extended possession timelines:

- Up to £175 per night for accommodation (up to 3 months)
- Up to £15 per day for storage (up to 3 months)

All other existing benefits will continue to apply.